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ABSTRACT

This document describes a new $168 million 14-story building for Baruch College of the City University of New York located near Gramercy Park in Manhattan and containing 40 percent of Baruch's total campus area in one building envelope. The report outlines the design challenges and resolutions and provides numerous design drawings, floor plans, and photographs. (EV)

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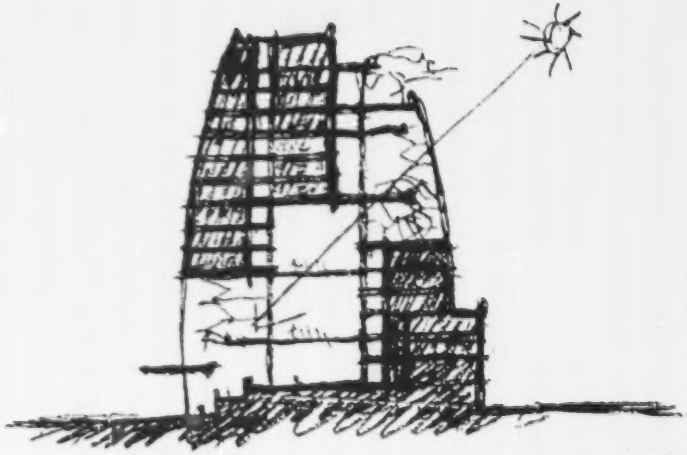
ED 466 094

New Academic Complex
The City University of New York/Baruch College

New York, New York



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New Academic Complex
The City University of New York/Baruch College

The new $168 million project for Baruch College of the City University of New York will comprise 785,000 gsf in a new mid-rise scheme near Gramercy Park in Manhattan. This building will contain 40% of Baruch's total campus area in one building envelope, and will create a new urban campus environment for the college.

Design Challenges and Resolutions

Create a Sense of Campus in a Vertical Urban Setting. Located between East 24th and 25th Streets, the new facility will house five major building components: the School of Business; the School of Liberal Arts; the Student Center; the Performing Arts Center; and athletics and recreation facilities. Faculty offices, classrooms, theaters, student activities, computer labs, and athletic facilities are organized within a vertical campus arrangement 14 stories in height. A distinct "campus quadrangle" for each area is created in a series of atria running diagonally up through the large floor plates.

Provide Clear Vertical Circulation to Allow Movement of 3000 Students. Unlike a typical commercial office tower where vertical circulation is utilized 2-3 times daily by any one person, this educational facility must provide an extremely efficient vertical transportation system that will allow for upwards of 3,000 students to change classes within 15 minutes all at once. This is achieved through an express elevatoring system used in combination with connecting stairs, breaking the building into individual three-story, vertically-stacked components.

Create a Clear Identity and Sense of Arrival for the School of Business and the School of Liberal Arts Respectively. The project will house the School of Business and the School of Liberal Arts, including both undergraduate and graduate divisions, as well as an expanded Executive Education Program. Each School will have its classrooms, faculty offices, and computer labs organized exclusively around its own atrium with a unique image, while allowing for overlap and interdisciplinary communication when necessary.

Provide for Technology and Infrastructure for "State-of-the-Art" Teaching and Distance Learning. The building design will include state-of-the-art technology integrating multi-media instruction and distance learning into the classroom environment. The project is being designed for maximum flexibility within classroom and office areas, and to accommodate the implementation of future technologies. Natural light will be provided to all faculty offices.

This is a public bid project on a fast-track schedule, and includes 14 prime contracts. It is scheduled for completion in the Fall of 2001.

Client
Dormitory Authority of the State of New York for the City University of New York-Baruch College

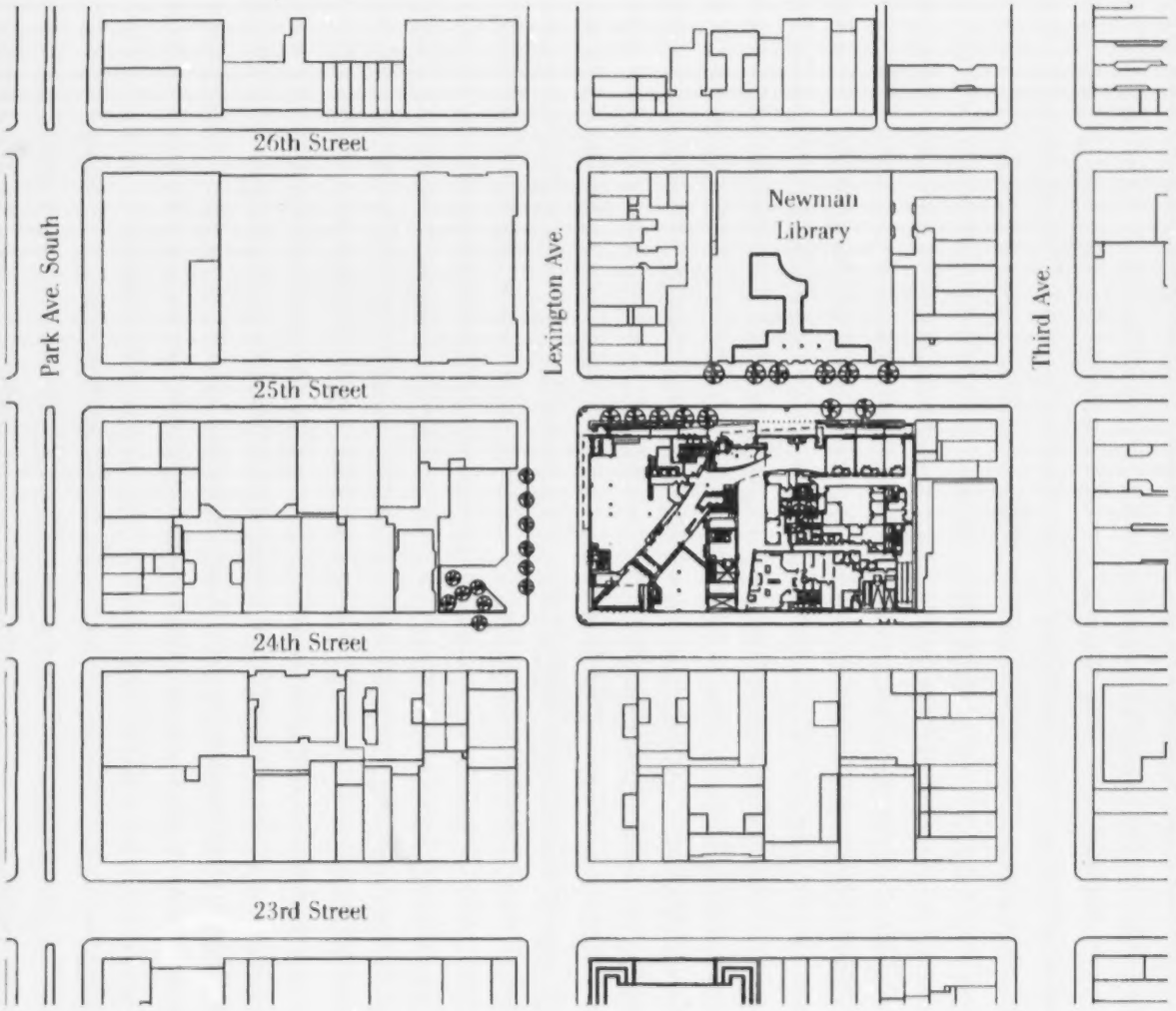
Facility
Educational mixed-use

Size
785,000 gsf

Status
scheduled to open in Fall 2001

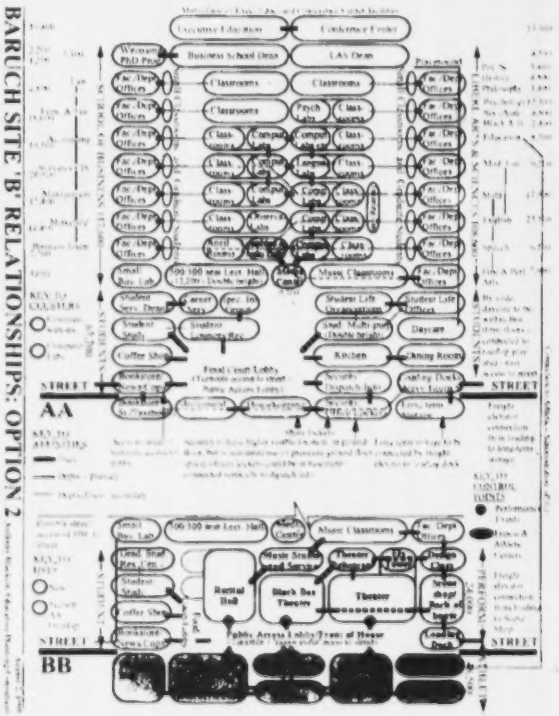
Building Construction Budget
$168 million

Associate Architect
Castro-Blanco Piscioneri

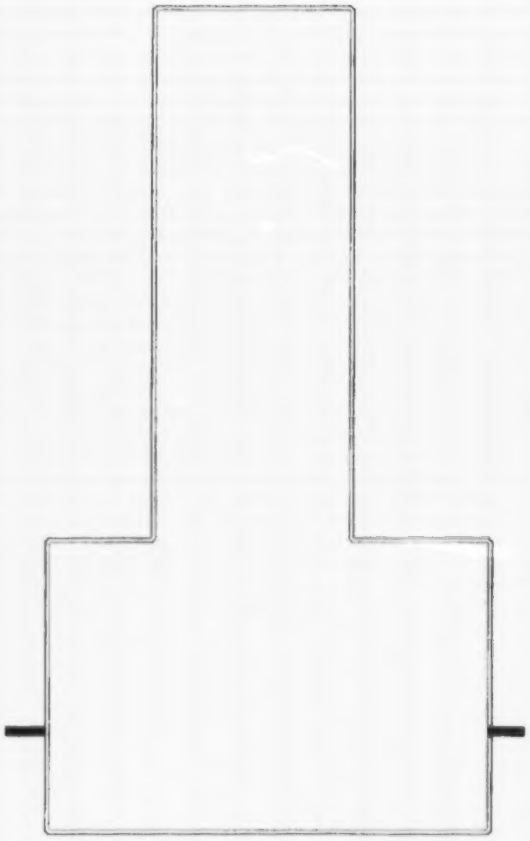


Zoning, Site Analysis and Programming

The building's specified zoning envelope, site analysis and initial planning diagrams established the initial parameters for the building massing. New York City zoning allowed for two different massing strategies; a 40% tower or mid-rise building held within the specified sky exposure plane. Contextual analysis of the surrounding neighborhood revealed numerous issues at the macro, vehicular, and pedestrian levels. Fundamental to this study was the incorporation of several basic architectural gestures tying the building to the adjacent context, the project to the campus, and Baruch College as an entity to the city.

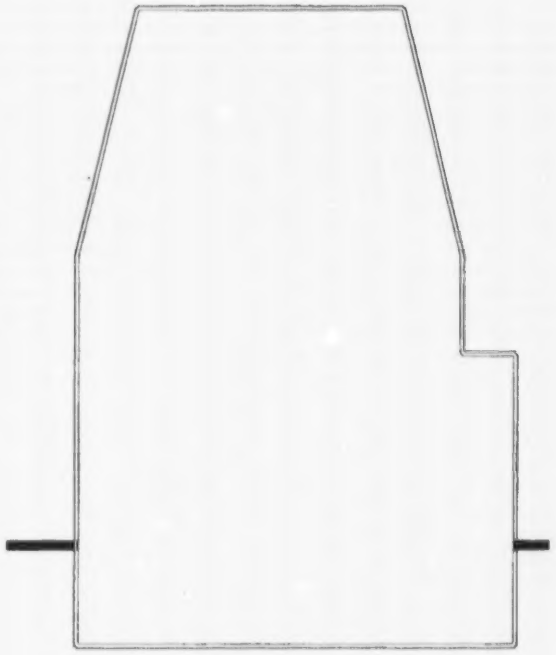


Programming Diagram



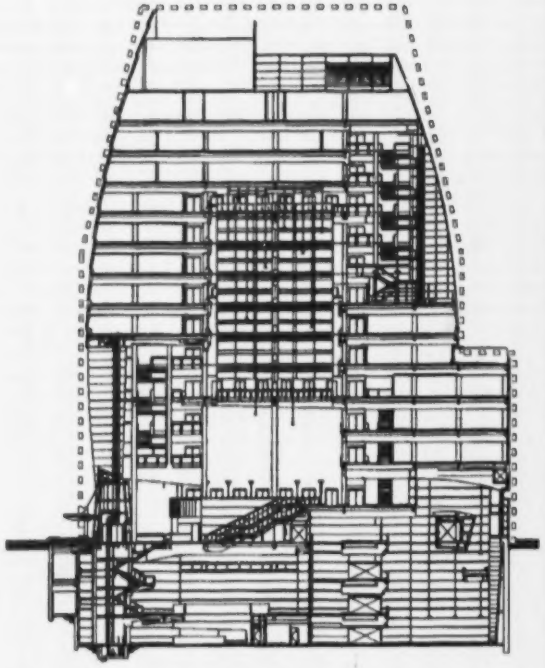
Zoning Envelope 1

New York City zoning allows for a contextual five-story base with a 40% tower rising approximately thirty stories. When studied relative to the building program, the scheme proved to be extremely inefficient. Repetition of support spaces was required at each floor, intergration between classrooms and faculty offices was difficult, and vertical circulation was very time consuming during the building's peak occupancies. For these reasons the tower scheme was rejected.



Zoning Envelope 2

The specified sky exposure plane accommodates a mid-rise building of approximately 15 stories. This allows for greater site coverage and larger more efficient floor plates. Vertical circulation is less time consuming, and repetition of support spaces was elimated.



Final Building Envelope

The final building envelope maximizes the building floor plate relative to the sky exposure plane, and eliminates excessive setbacks and roofs. Typical floors contain classroom and office blocks joined by a common atrium. Large public assembly spaces are located in the lower basement floors. An alternate setback at 25th Street was used to create a linear plaza, forming a public seam between the new building and the existing Newman Library across the street.

The Vertical Campus

"If there were no obstacles, what is the most you would like to see in the new campus buildings?"

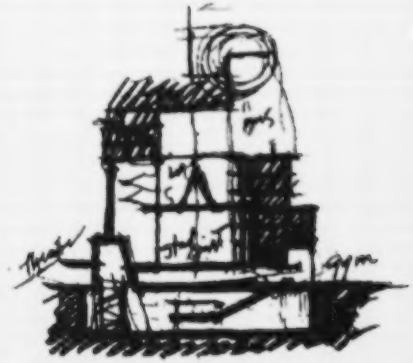
–Architect

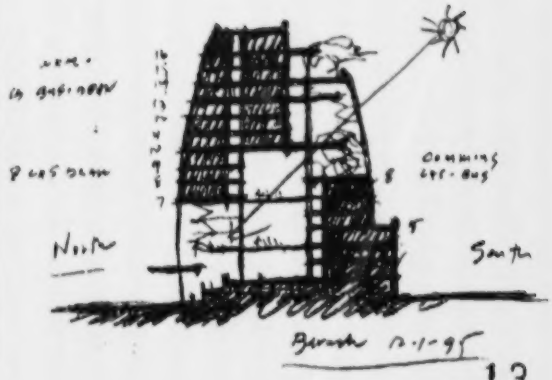
"Several buildings with a park in the center where students can gather relax"

–Student

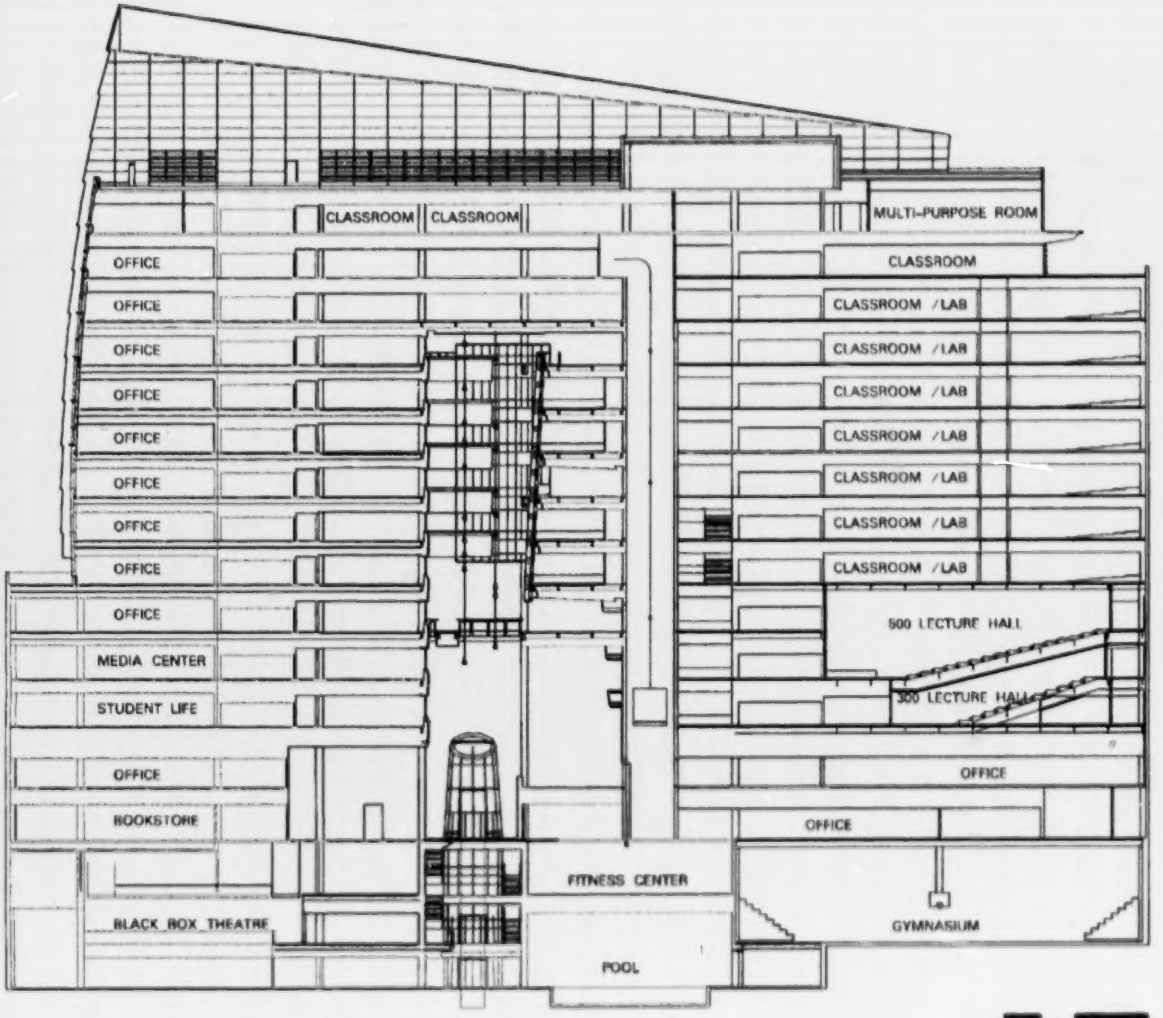
The heart of the building is a great central room that steps towards the sun through the building from north to south.

This atrium is a vertical interpretation of the traditional college quadrangle. Faculty can spontaneously meet and interact while bathed in natural light. The transformed "quad" connects three dominant pieces of the building: the business school, the school of science, literature and arts, and the shared social amenities. Most importantly, the space functions as a central social gathering room where student and faculty can spontaneously meet and interact while bathed in natural light.

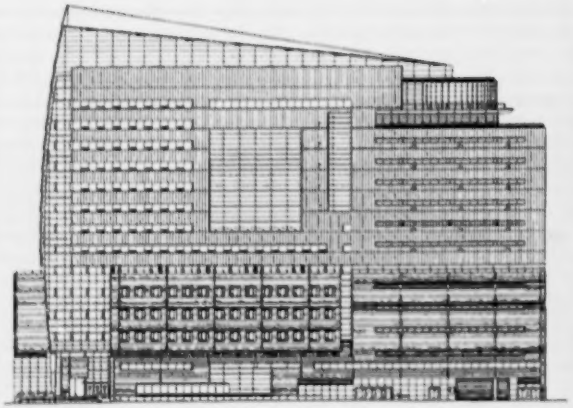




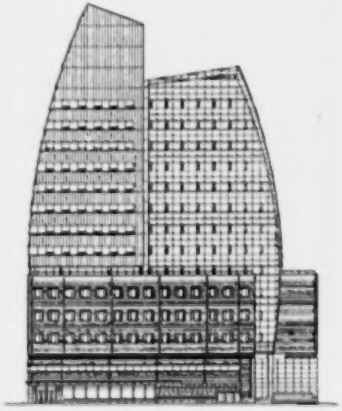
Southwest Corner of 24th street and Lexington Ave.



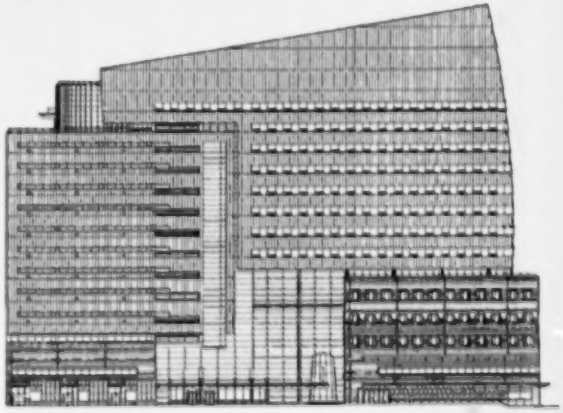
Building Section Looking North



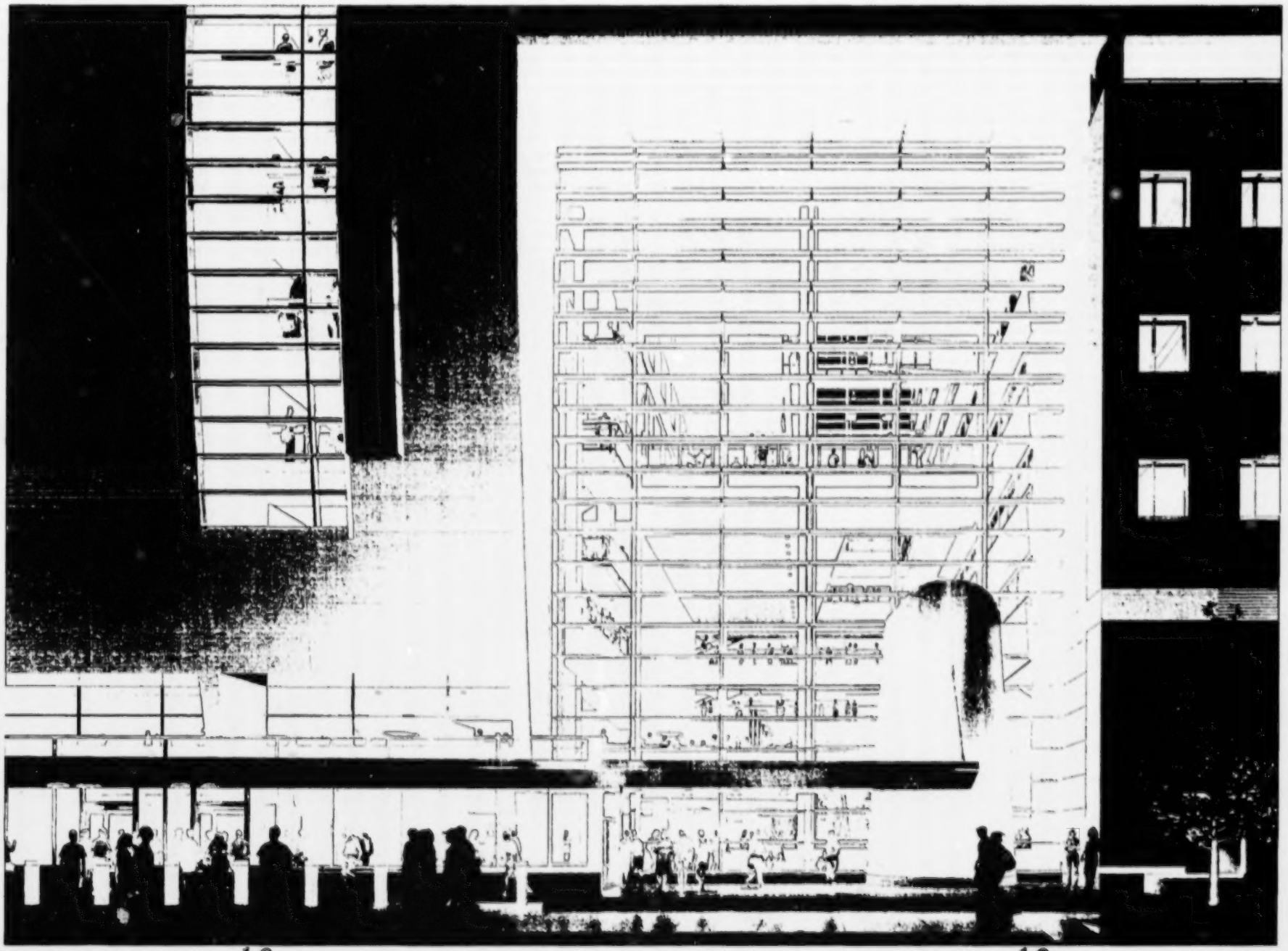
South Elevation



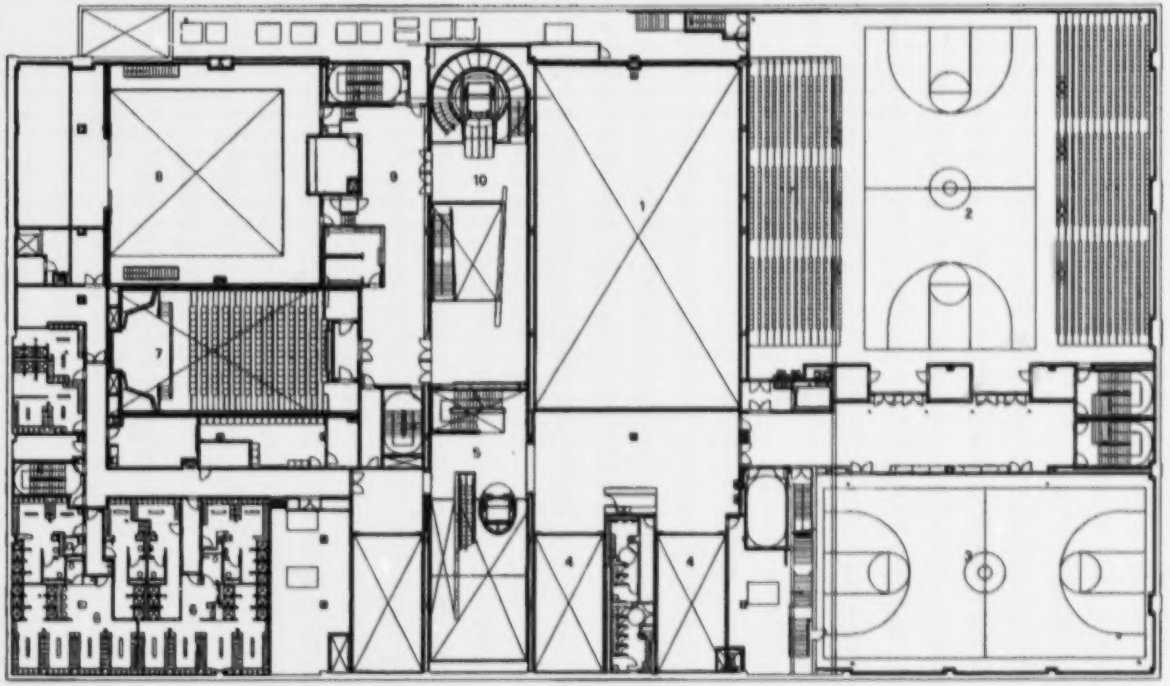
West Elevation



North Elevation

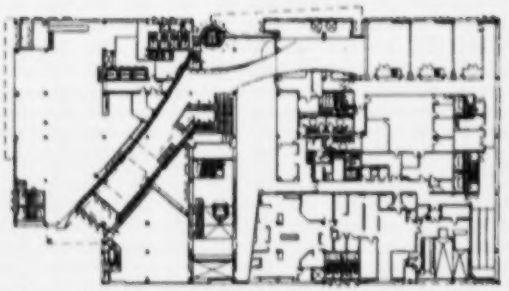


25th Street Main Entrance

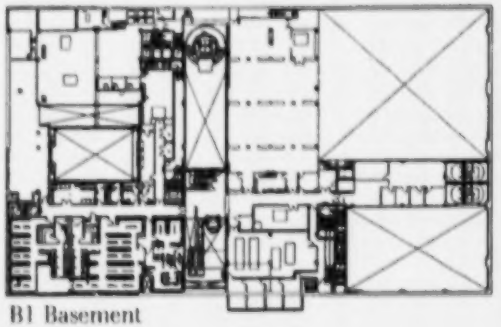


B2 Basement

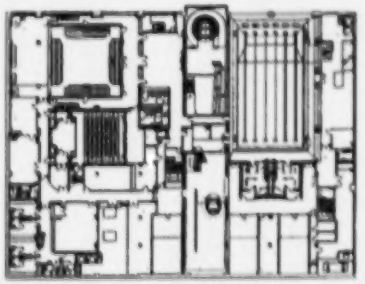
1 Swimming Pool Below
2 Gymnasium
3 Auxilary Gymnasium
4 Racquet Ball Court
5 Athletic Atrium
6 Locker Room
7 Recital Hall
8 Black Box Theatre
9 Theatre Lobby
10 Theatre



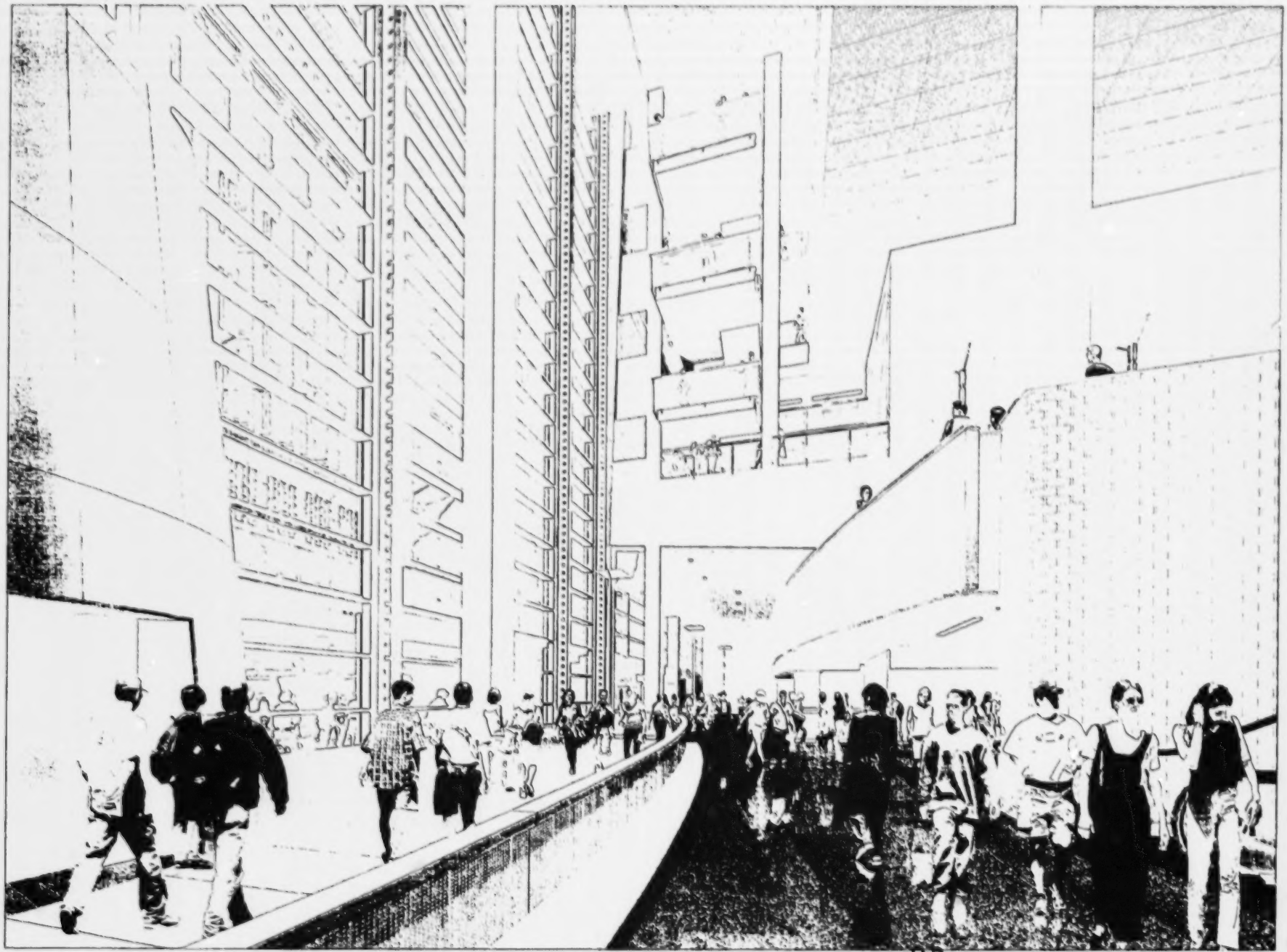
Ground Floor



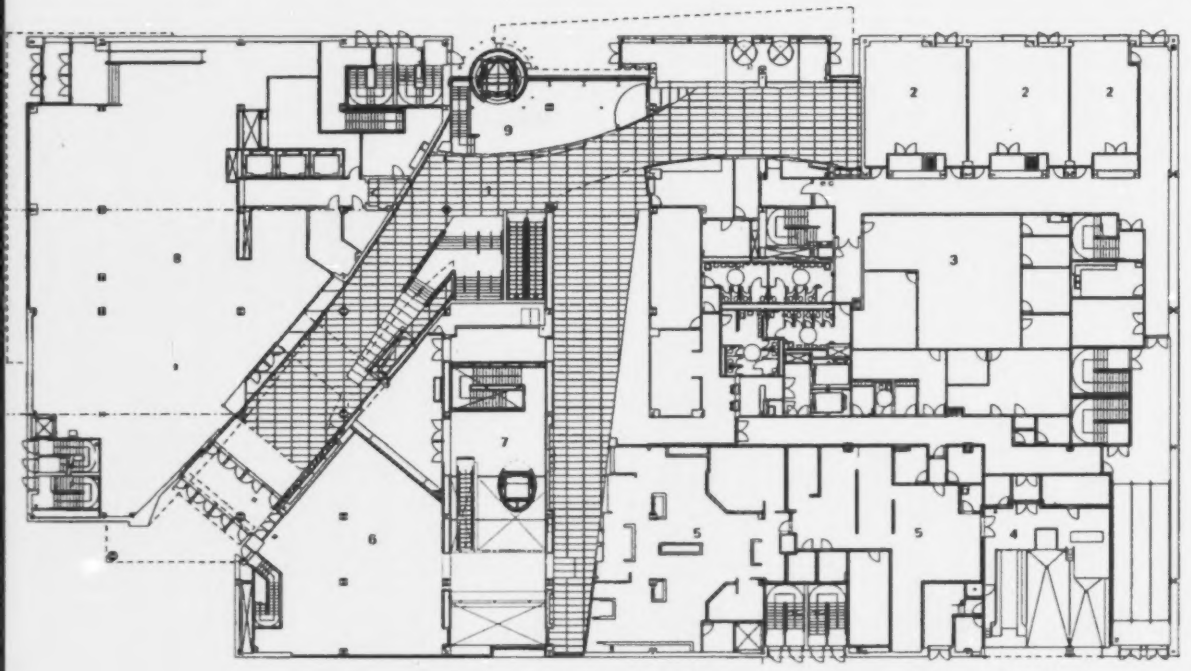
B1 Basement

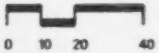


B3 Basement



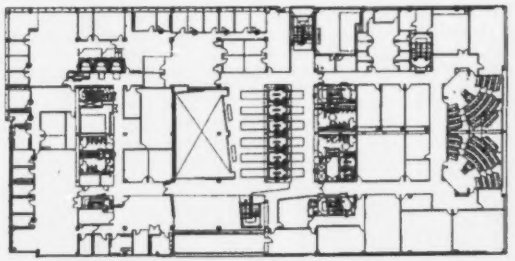
Ground Floor Atrium



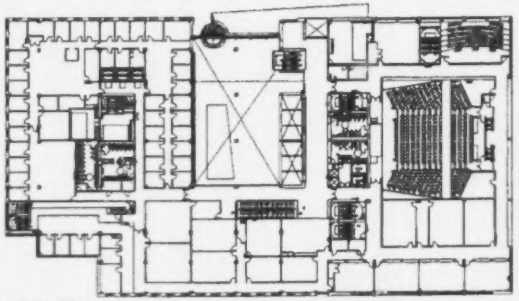


Ground Floor

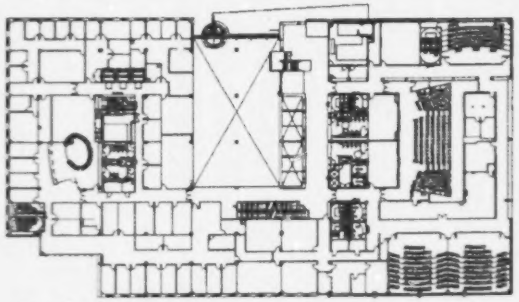
1 Building Lobby
2 Multi-Purpose room
3 Office
4 Loading Dock
5 Food Services
6 Cafeteria
7 Athletic Atrium
8 Bookstore
9 Theatre Atrium



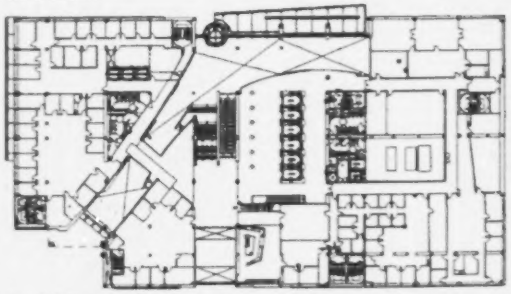
6th Floor



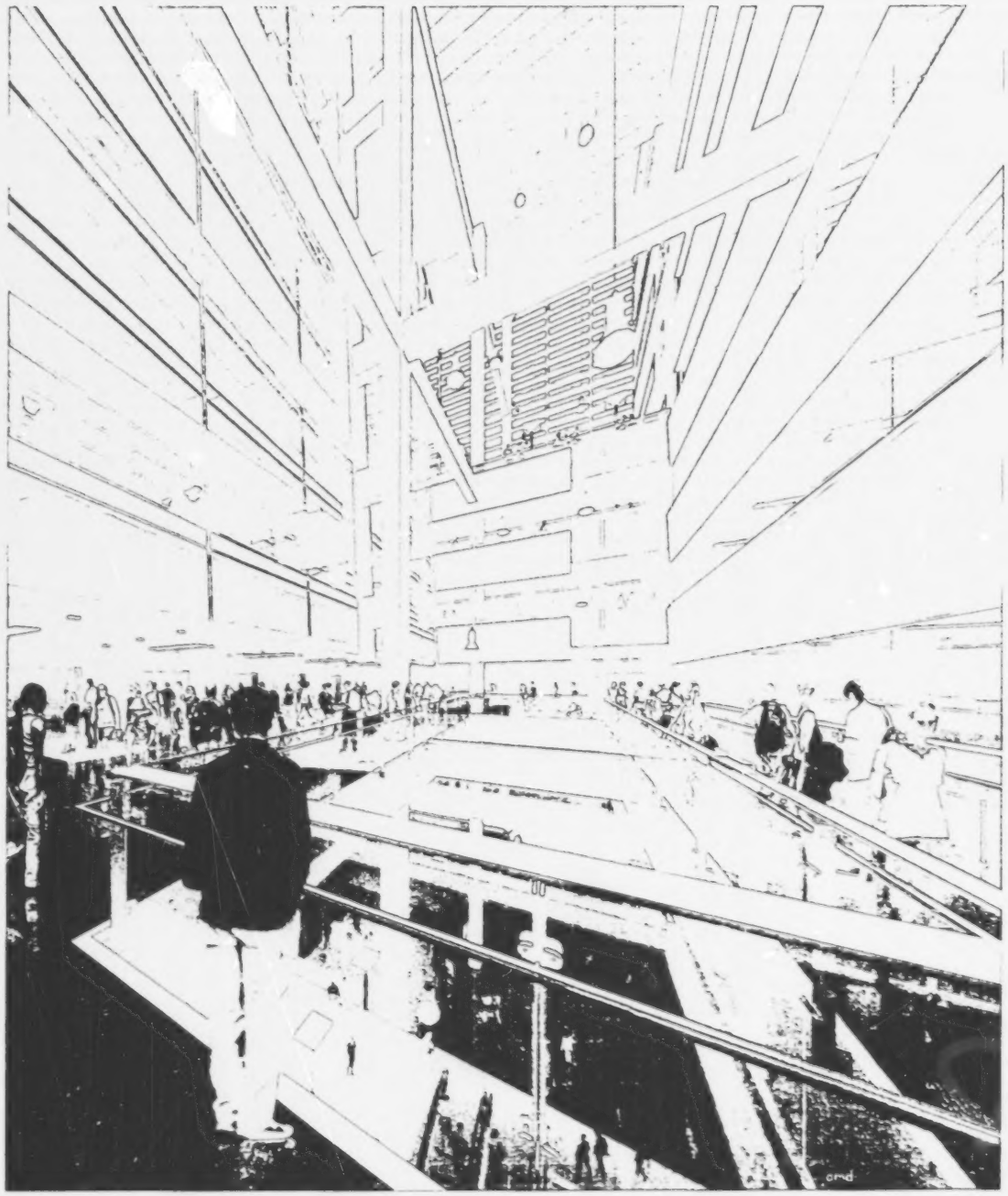
4th Floor



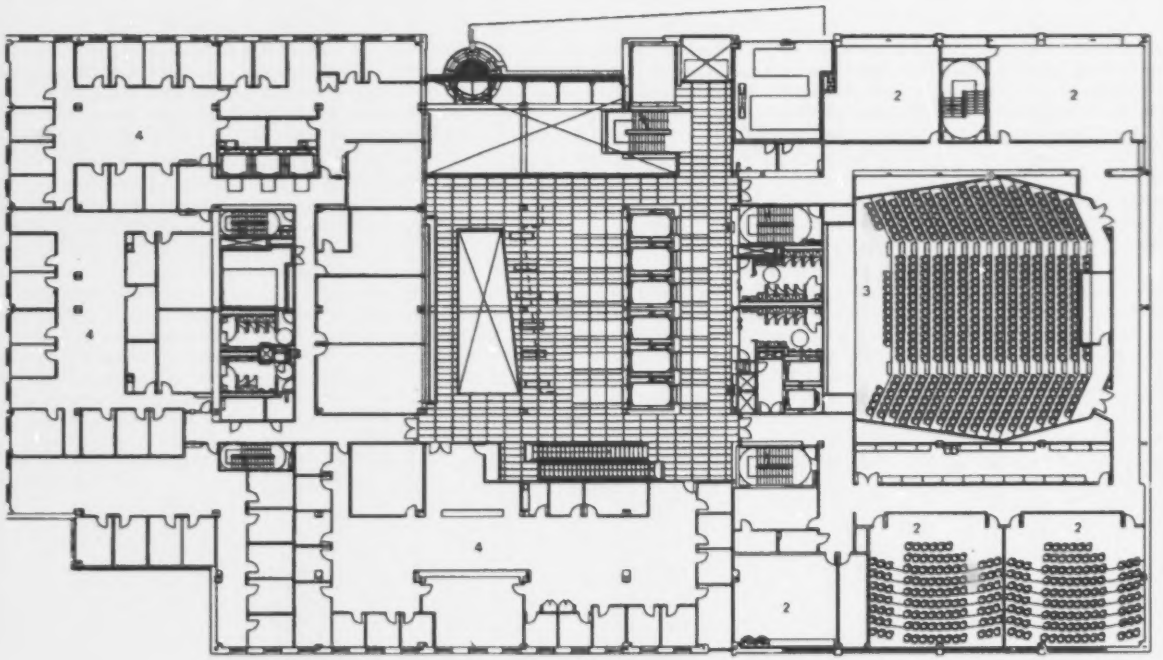
3rd Floor



2nd Floor

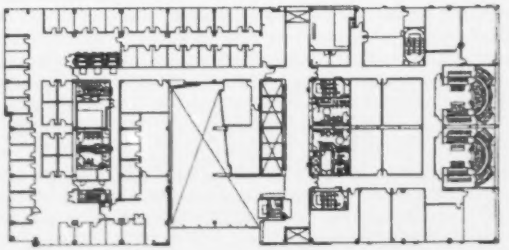


5th Floor Atrium

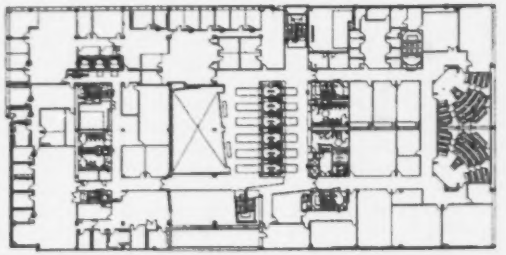


5th Floor

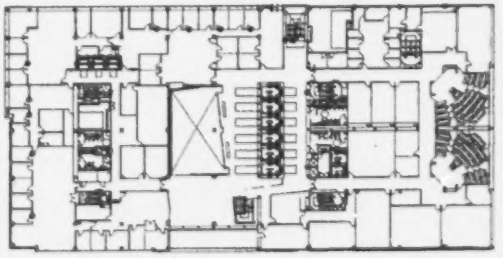
1 Swimming Pool Below
2 Gymnasium
3 Auxilary Gymnasium
4 Racquet Ball Court
5 Athletic Atrium
6 Locker Room
7 Recital Hall
8 Black Box Theatre
9 Theatre Lobby
10 Theatre



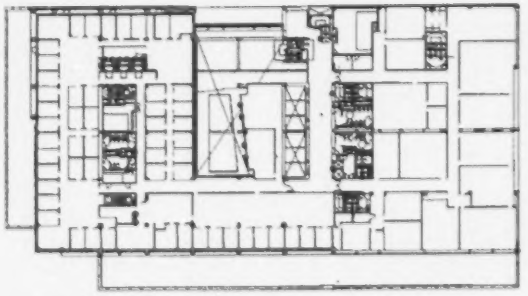
10th Floor



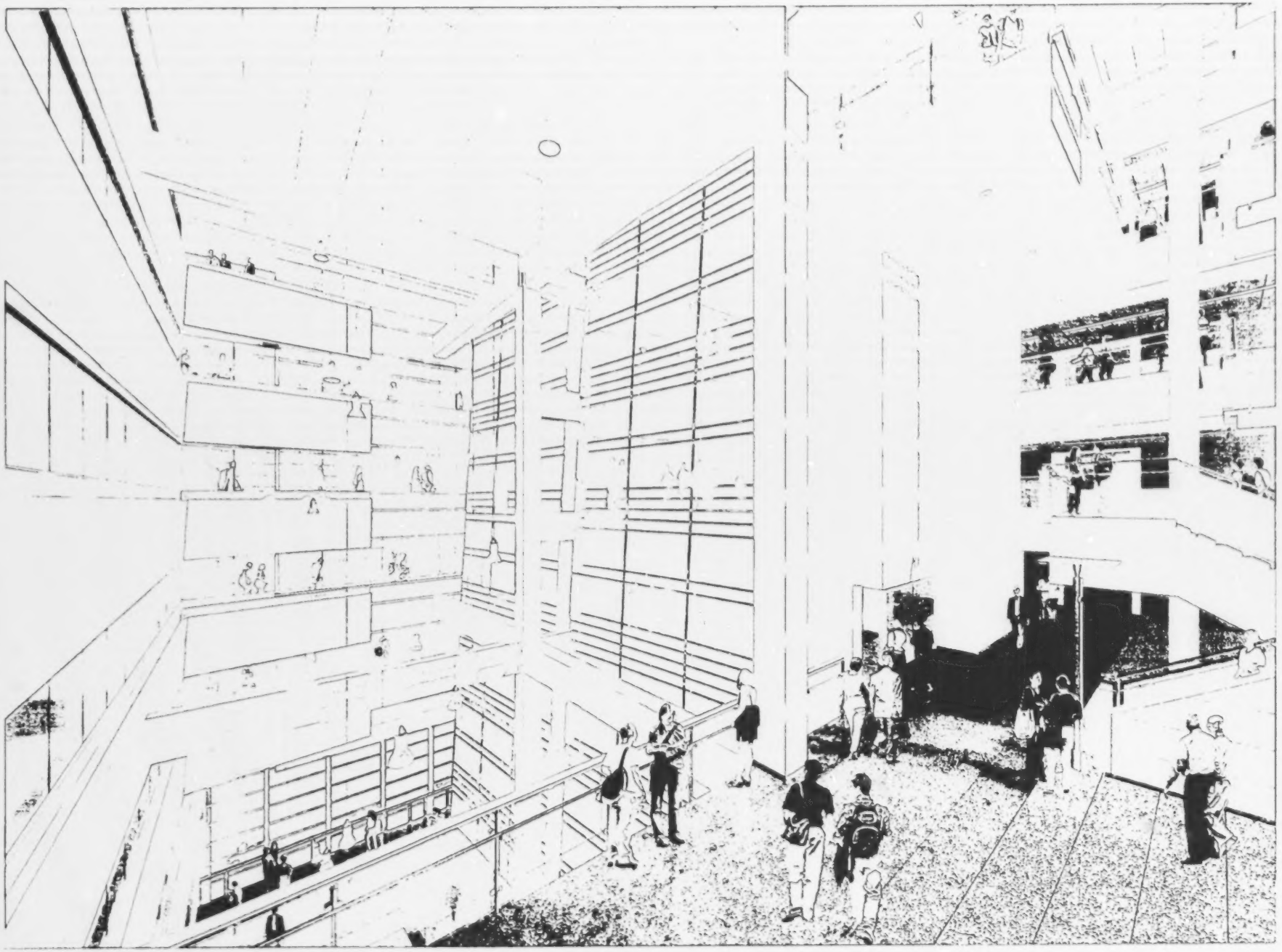
9th floor



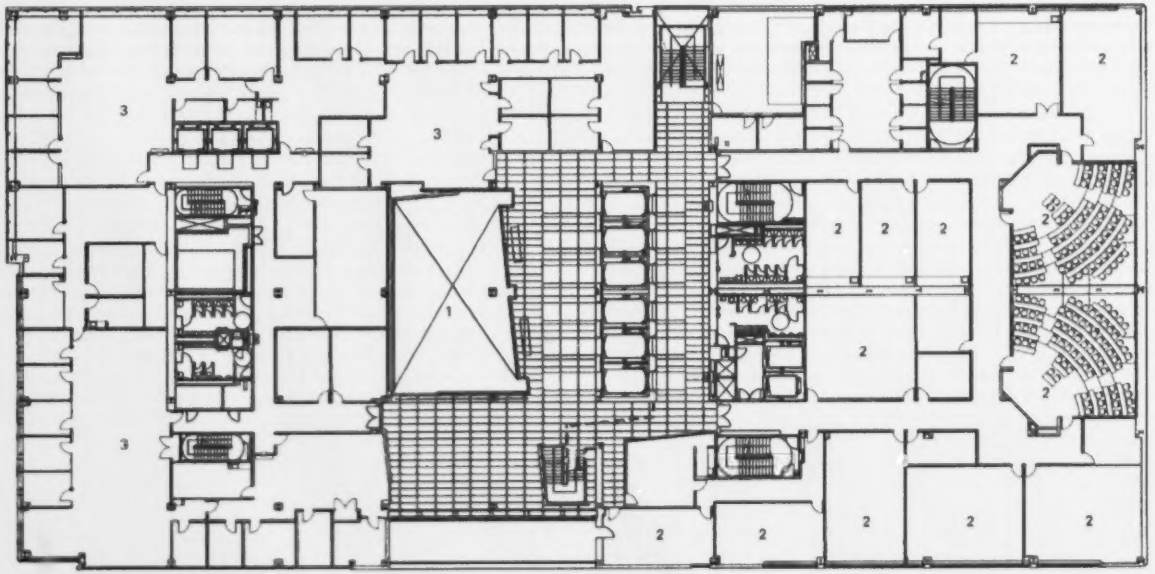
7th Floor



6th Floor

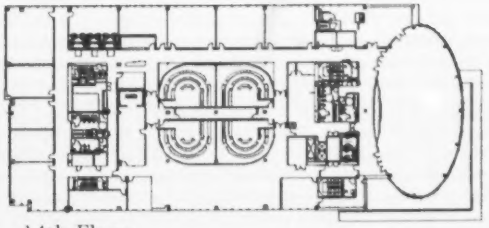


5th Floor Atrium

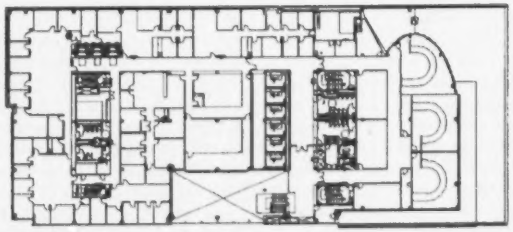


8th Floor

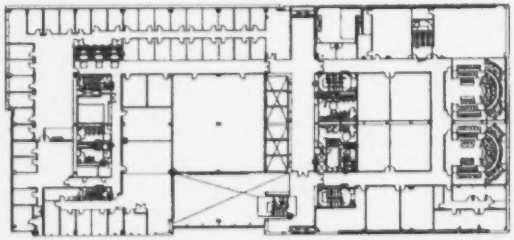
1 Atrium
2 Classroom
3 Faculty Office



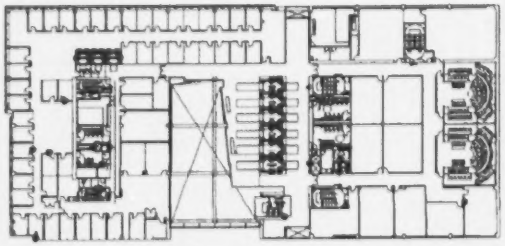
14th Floor



13th Floor

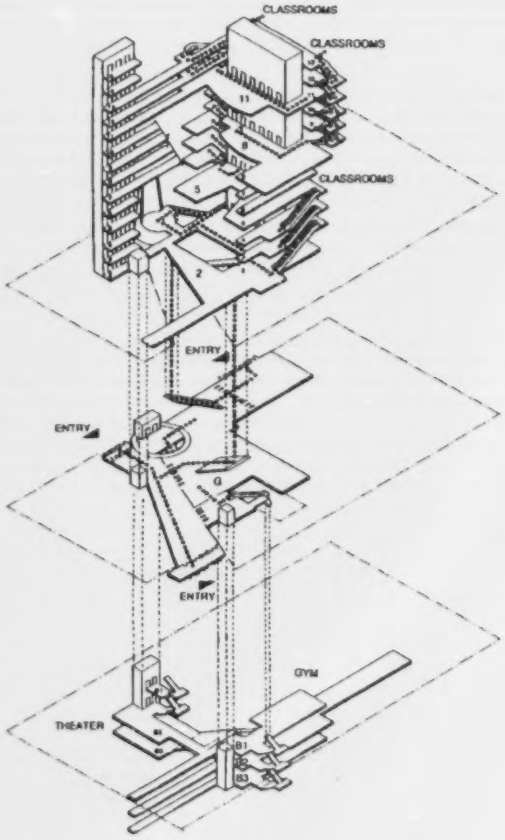


12th Floor

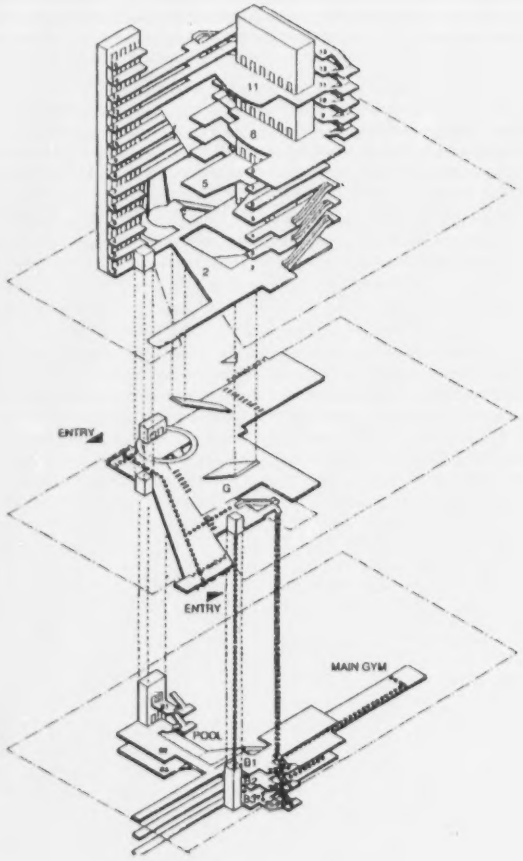


11th Floor

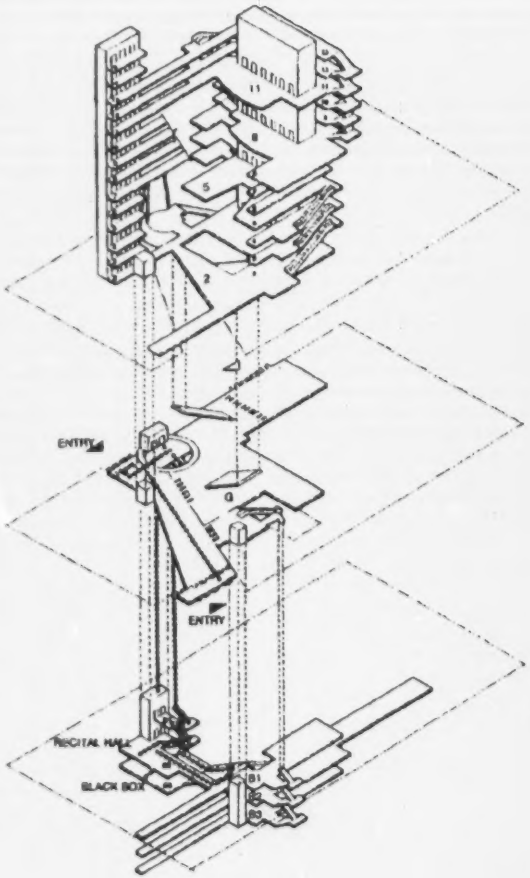
Classroom Circulation



Gymnasium Circulation



Theatre Circulation



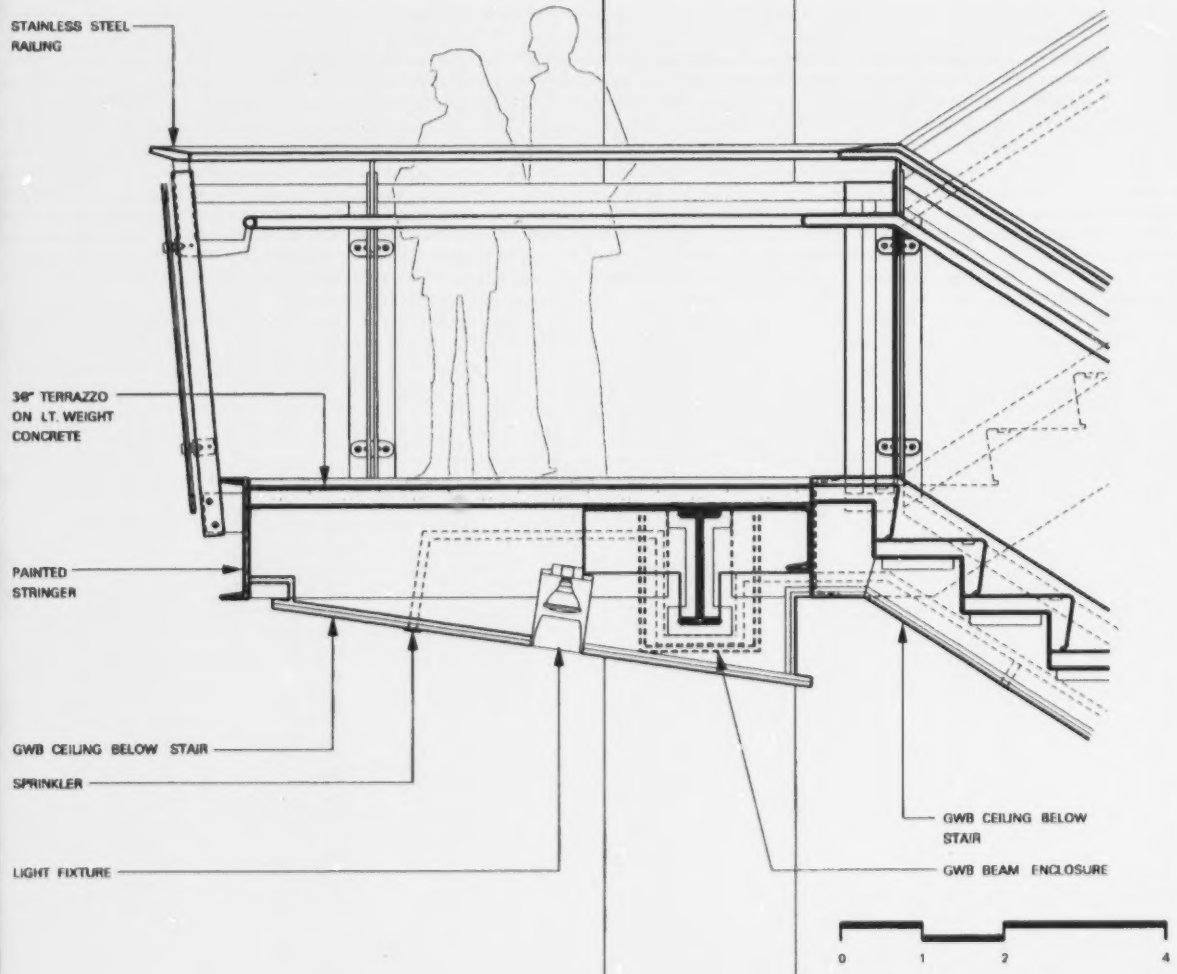
Vertical Circulation

The vertical transportation system is designed to accommodate peak student loads and to facilitate building operations.

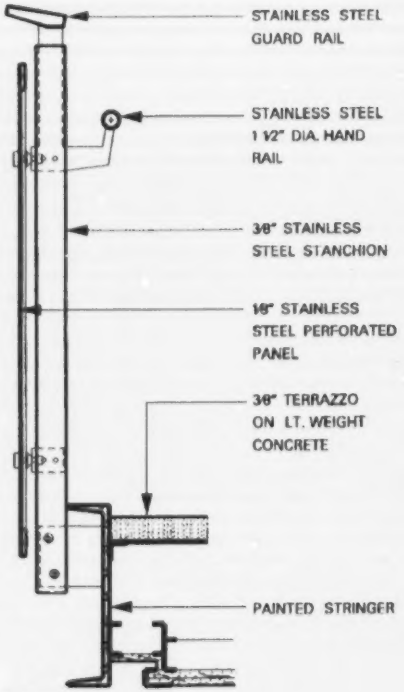
Six, thirty person capacity, skip stop elevators stop at every third floor, providing rapid high volume vertical transportation to the classroom block. Communicating stairs located in close proximity to the elevators allow for movement between all floors.

Faculty and ADA elevators stop at all floors. Escalators at the lower levels allow for rapid movement to the large lecture halls on the third and fourth floors.

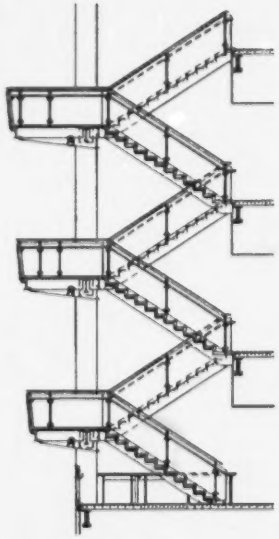
The Gymnasium and Theater spaces are accessible to the public. These large public assembly spaces are located in the basement levels to minimize travel distance from the street. Gymnasium and Theater Atria have separate elevators and stairs serving these spaces. There may be simultaneous functions betwwen the gymnasium and theatre spaces without overstressing the buildings circulation systems.



Stair Landing Detail Section

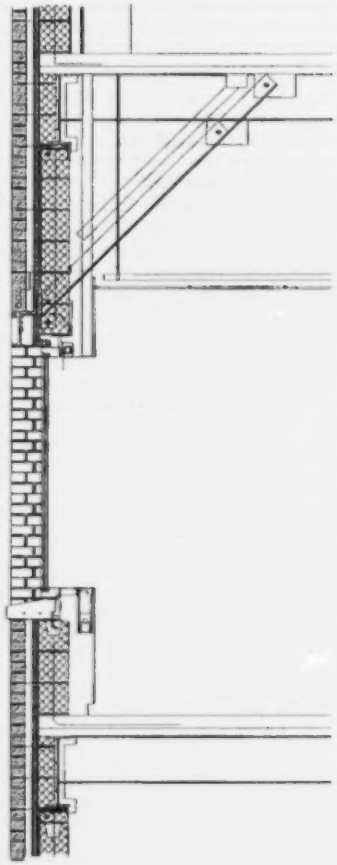

STAINLESS STEEL GUARD RAIL
STAINLESS STEEL 1 1/2" DIA. HAND RAIL
3/8" STAINLESS STEEL STANCHION
1/8" STAINLESS STEEL PERFORATED PANEL
3/8" TERRAZZO ON LT. WEIGHT CONCRETE
PAINTED STRINGER

Stair Rail Detail

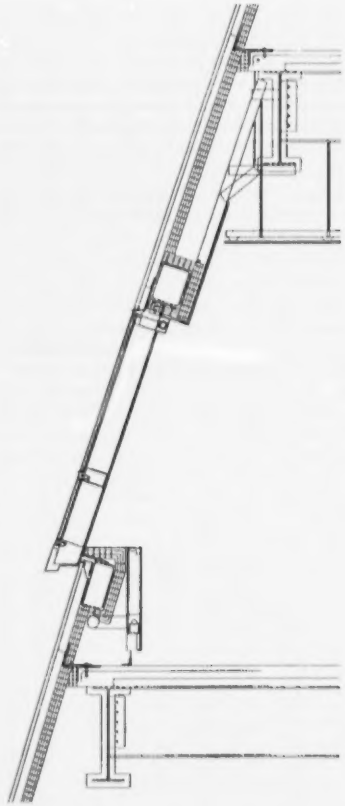


Communicating Stair Section

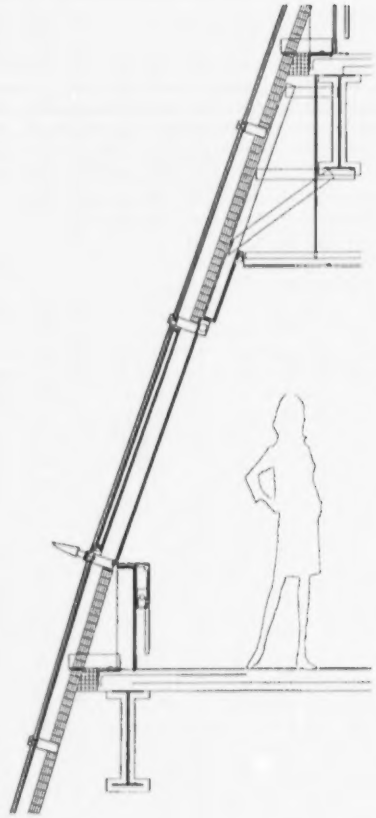
Masonary Cavity Wall Punched Window



Ribbon Window Shingle Wall



Glazed Curtain Wall

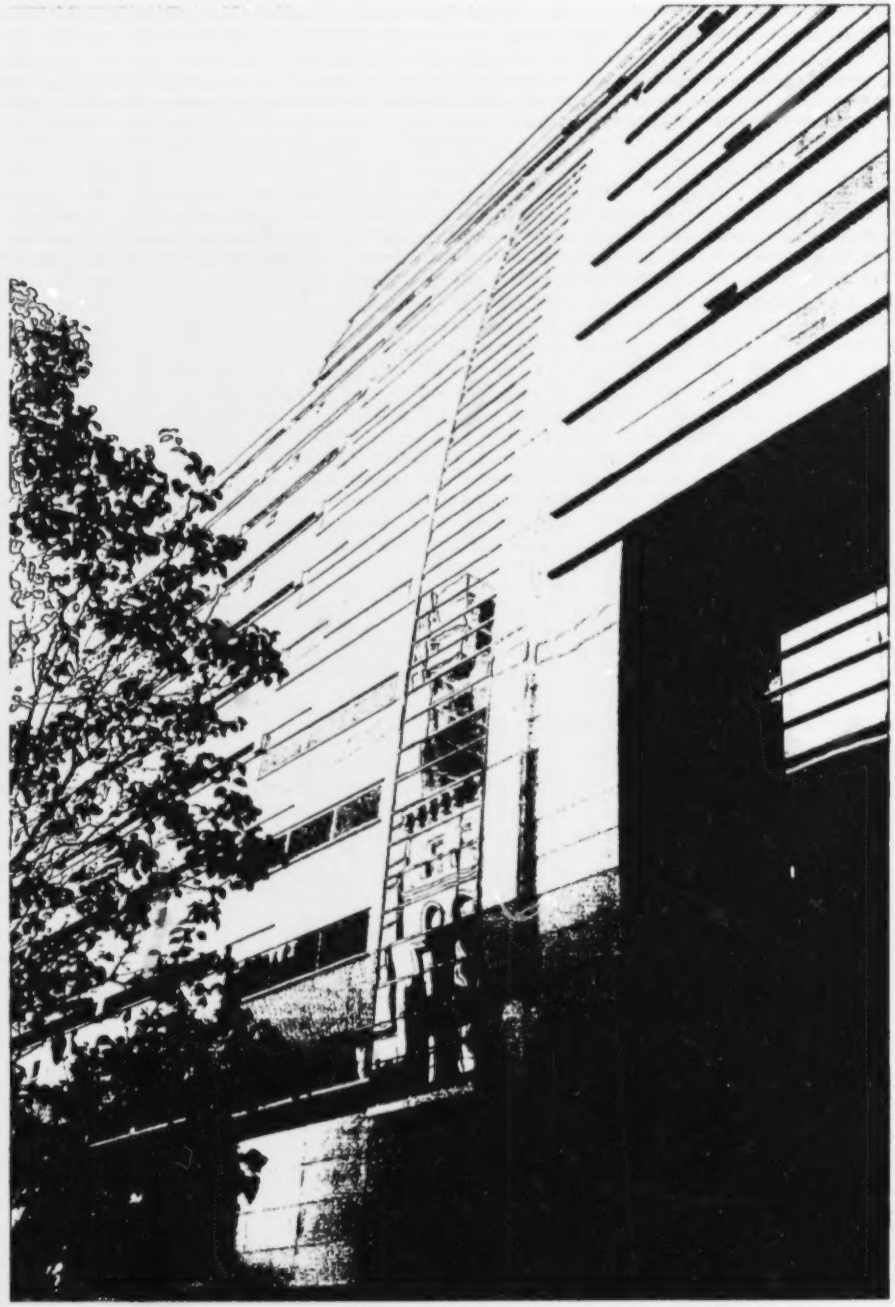


Exterior Wall System

The exterior wall system is designed to relate to the Newman Library, general context and zoning envelope. Each responds to internal program and external context with varying sized apertures and cladding materials.

The five-story base reflects the Newman Library and its surrounding context with the use of a masonry cavity wall system and punched windows. The building's high-rise component is broken into parts. Variations on a field assembled corrugated metal panel

system and ribbon windows define each elevation, and glazed curtain wall marks the southwest entry to the building. Perimeter private offices typically have operable vents. Large glazed curtain wall openings frame the central atrium and bathe the interior space with natural light.



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